

**MINUTES
TOWN OF FORT MILL
TOWN COUNCIL MEETING
August 11, 2014
7:00 PM**

Present: Councilmen Huntley, Spratt, Helms, Adams, Councilwoman Savage,
Mayor Funderburk, Manager Pieper

Guests: Town Engineer, Paul Mitchell, Planning Director, Joe Cronin, Fire Chief,
Jeff Hooper,

Mayor Funderburk called the meeting to order at 7:00 pm and led the Pledge of Allegiance. Councilman Adams gave the invocation and the Mayor welcomed everyone to the meeting. Councilman Helms made a motion to approve the July 28, 2014 minutes, with a second by Councilwoman Savage. The motion was approved with a 6-0 vote.

PUBLIC COMMENT

Mayor Funderburk opened the meeting for public comments. No comments were received. Mayor Funderburk closed the public comment section of the meeting.

PRESENTATIONS

1. Paradise CDBG Update: Jason Vance, from Catawba Regional COG explained the process for the Paradise project and also presented the 2012 Needs Assessment list. Jason explained how the State receives CDBG Funding and the available \$18.1 million. CDBG Funding is a statewide benefit program that will help eliminate slums and blight. The Grant maximum is \$750,000 with a \$50,000 minimum per application. A 10% local match is required as well. All applications for the program are due by April. The CDBG program promotes community enrichments such as Brownfield projects, Fire Stations and Substations. In order for the Neighborhood revitalization to start Volunteers are assisting to obtain Income surveys. Jason reviewed the priority needs list which included the following; upgrade the water and sewer lines, provide safe and affordable housing for seniors, encourage economic development, provide downtown improvements, transportation for seniors, recreation and bike paths, highway beautification and finally a fire substation.

PUBLIC HEARING

1. Public Hearing for an ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project: Mayor Funderburk opened the Public Hearing portion of the meeting. There were no speakers. No comments were received.

2. Public Hearing for an ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 8, LC Local Commercial District; so as to add day care centers to the list of permitted uses within the LC District; to remove newspaper publishing plants from the list of permitted uses within the LC District; to amend the prohibition on outdoor speakers for restaurants and other establishments located within the LC District; and to amend the screening requirements for utility substations and towers in the LC District: There were no speakers. No comments were received. Mayor Funderburk closed the Public Hearing portion of the meeting.

NEW BUSINESS

1. First Reading: An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project: Joe Cronin, Planning Director, introduced the project and explained that 931 total residential unit will be included. There will be 50,000 sq. feet of commercial space that will be located near Pleasant Rd. and Vista Rd. Project will include single family detached, single family attached and apartments. Cooper Willis provides overview of concept plan for project. There is no time table for when project will be built as it is a conceptual project. Coming up with a plan that will eliminate concerns about traffic. Mr. Cooper explains potential project and their decision to keep as much of the original landscape as possible. General discussion regarding traffic study updates and concerns about emergency response processes for the project. Councilman Adams made a motion to approve first reading of the ordinance adopting Mixed Use Concept Plan and Development Conditions. The motion was seconded by Councilman Spratt. The motion passed by a vote of 6-0.
2. First Reading: An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 8, LC Local Commercial District; so as to add day care centers to the list of permitted uses within the LC District; to remove newspaper publishing plants from the list of permitted uses within the LC District; to amend the prohibition on outdoor speakers for restaurants and other establishments located within the LC District; and to amend the screening requirements for utility substations and towers in the LC District: Councilman Spratt made a motion to approve first reading of the ordinance to amend the Zoning Ordinance for the Town of Fort Mill. The motion was seconded by Councilman Helms. The motion passed by a vote of 6-0.
3. First Reading: An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 24, Offenses and Miscellaneous Provisions; Article II, Offenses Against the Peace; Section 24-34, Unreasonable Noise Prohibited; so as to provide conditions when restaurants, bars, and other eating, drinking and entertainment establishments may utilize live music and speakers: Affected streets include Main St., Tom Hall, Clebourne, Spring St. and 1st Block. Councilman Helms made a motion to approve the first reading of the ordinance to amending the Code of Ordinances for the Town of Fort Mill; Chapter 24. The

motion was seconded by Councilman Huntley. The motion passed by a vote of 6-0.

4. Contract consideration between Fort Mill and York County. York County's engineering and legal departments have prepared the attached contract for the Town of Fort Mill's consideration. York County Council will be considering the contract at its August 18, 2014 meeting: Councilwoman Savage made a motion to approve the first reading of the contract between York County Council and the Town of Fort Mill. The motion was seconded by Councilman Helms. The motion passed by a vote of 6-0.
5. Request for Public water service to 2120 Sunset Circle: Councilman Adams made a motion to approve the first reading of the request for public water service to 2120 Sunset Circle. The motion was seconded by Councilwoman Savage. The motion passed by a vote of 6-0.

ITEMS FOR DISCUSSION.

Joe Cronin, Planning Director, is addressing Fort Mill Parkway, N. Doby's Bridge Rd., S. Doby Bridge Rd. and Mary Hinson Ct.

ADJOURN

Motion to adjourn was made by Councilwoman Savage and seconded by Councilman Helms. The motion to adjourn was approved unanimously.

Meeting was adjourned at 8:22 pm

Respectfully submitted,

Dana Powell
Interim Municipal Clerk